

COMMONWEALTH OF KENTUCKY  
FINANCE AND ADMINISTRATION CABINET  
DIVISION OF REAL PROPERTIES  
INVITATION FOR PROPOSAL/BID

**SEALED BID PROPOSAL**  
**FOR SALE**  
**SURPLUS REAL PROPERTY**  
**OWNED BY THE COMMONWEALTH OF KENTUCKY**

**3001 Highway 54**  
**Owensboro, Kentucky**  
**13.97 +/- Acres w/**  
**6 Buildings totaling 38,000+/- Sq. Ft.**

Invitation No.: 071719

Bid Opens: July 17, 2019 at 11:00 a.m. Eastern Time  
In the Division of Real Properties Office

1. Sealed bids must be submitted on the "Form of Proposal" included within and made part of this Invitation and received at the Division of Real Properties, Department for Facilities and Support Services, Finance and Administration Cabinet, 3rd Floor, Bush Building, 403 Wapping Street, Frankfort, Kentucky 40601-2607, not later than the specified "bid opening" time and date.
2. The Commonwealth of Kentucky reserves the unqualified right to reject any or all bids.
3. Bidders are invited to attend the bid opening.
4. To obtain a (Form of Proposal/Bid Package) and further information contact Jason Martin, Division of Real Properties, 3rd Floor, Bush Building, 403 Wapping Street, Frankfort, Kentucky 40601-2607 (Phone: 502-782-0360).
5. Notice to Bidders - If you plan to attend the bid opening and have a disability which requires accommodation by the Division of Real Properties, please contact our office by July 15, 2019 so that reasonable arrangements can be made.

## SCOPE OF PROPOSAL

Surplus real property for sale consisting of 13.97+/- acre with 38,000+/- Sq. Ft. of building space located at 3001 Hwy 54, Owensboro, Kentucky. **Additional information, including pictures of this structure, may be viewed at [www.finance.ky.gov](http://www.finance.ky.gov)** and clicking the link on the right for Surplus Real Estate. Proposals will be accepted for the sale of the above property in compliance with the “Sealed Bid Form of Proposal” herewith.

## BID CONDITIONS

1. All bids received by the due date and time will be considered for this property. **Bidders must include an approval letter from a lending institution for the amount of their bid.**
2. BID DEPOSIT: Each bid must also be accompanied by a deposit in the form of a certified check, cashier's check, or money order made payable to the Kentucky State Treasurer in the amount of **\$1,000.00**, as a guarantee of good faith; cash will not be accepted. The good faith deposit of all unsuccessful bidder(s) will be returned by mail as soon as possible once the bids have been opened and a contract awarded. The deposits of all bidders will be returned if all bids are rejected.
3. The successful bidder's good faith deposit will be retained and applied toward the purchase price, if it is determined that the property will be sold. Payment of the balance of the purchase price must be made payable to the Kentucky State Treasurer and is due at the time of delivery of the deed. Closing shall occur no later than forty-five days from the date

of the bid acceptance. The successful bidder's good faith deposit will be forfeited to the Commonwealth of Kentucky should the successful bidder fail or refuse to consummate the purchase of the property. The Commonwealth does not certify the amount of acreage or square footage to be sold and a survey of the property will be the responsibility of the winning bidder. **The property will be sold "AS-IS" with no guarantees or warranties. Should the Bidder or lending institution require an inspection of the property, this is the sole responsibility of the Bidder.**

4. Should you be a prospect and wish to view the property, the building will be open for a site visit on June 26, 2019 from 10:00 a.m. to 1:00 p.m EST.
5. It shall be the responsibility of the prospective bidder(s) to inspect the property prior to submitting a bid to determine pertinent factors of access, zoning, utilities, and easements, etc. No refunds or adjustments will be made because the property fails to meet standards of quality or conditions expected, nor will failure to inspect the property be grounds for any claim for relief from bid.
6. A good marketable title to the property will be conveyed by deed containing covenant of special warranty. This sale is subject to the approval of the Secretary, Finance and Administration Cabinet, as authorized by KRS Chapters 45A and 56 and the Governor.
7. The successful bidder or his/her successor in title will be responsible for the payment of all taxes falling due on the property after delivery of the deed, including the deed recording

fees.

**NOTE: A BID WILL ONLY BE CONSIDERED VALID WHEN COMPLETED ON THE ATTACHED “FORM OF PROPOSAL.” IT MUST BE SIGNED AND SUBMITTED WITH THE BID DEPOSIT AS SPECIFIED IN A SEALED ENVELOPE WITH THE INVITATION NUMBER BOLDLY WRITTEN ON THE OUTSIDE OF THE ENVELOPE. BIDS MUST BE DELIVERED TO THE RECEIVER ON OR BEFORE THE DESIGNATED BID OPENING. FAXED OR EMAILED BIDS WILL NOT BE ACCEPTED.**

- 8. THE COMMONWEALTH OF KENTUCKY RESERVES THE UNQUALIFIED RIGHT TO REJECT ANY AND ALL BIDS.**

The undersigned hereby swears or affirms, under the penalty prescribed by law for perjury, that neither she/he, individually, nor, to the best of her/his knowledge and belief, the corporation, partnership, or other business entity which she/he represents in connection with this bid has knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky, and that the award of a contract to her/him, individually, or to the corporation, partnership, or other business entity which she/he represents, will not violate any provision of the campaign finance laws of the Commonwealth.

(NAME OF COMPANY)

The foregoing statement was sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
by\_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

## FORM OF PROPOSAL (SEALED BID)

TO: Finance and Administration Cabinet	INVITATION NO. <u>071719</u>
Department of Facilities & Support Services	
Division of Real Properties	BID OPENING: <u>July 17, 2019</u>
Bush Building, 3 <sup>rd</sup> Floor	
403 Wapping Street	AT: <u>11:00 a.m. EST</u>
Frankfort, Kentucky 40601-2607	

# BID FORM

Subject to the instructions, terms and conditions, an Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest, I propose to pay the Commonwealth of Kentucky the following amount for the property described in this bid package as approved on the attached letter:

\$\_\_\_\_\_

NOTE: BIDS SIGNED BY AN AGENT ARE TO BE ACCOMPANIED BY EVIDENCE OF HIS/HER AUTHORITY, UNLESS SUCH EVIDENCE HAS BEEN PREVIOUSLY FURNISHED TO THE AGENCY REPRESENTATIVE.

Should I be the successful bidder, make deed to:

---

(with)	(without)	Survivorship Clause
<p>1. The trust is created for the life of the settlor.</p> <p>2. The trust terminates at the death of the settlor.</p> <p>3. The trust assets are distributed to the settlor's estate.</p>	<p>1. The trust is created for the life of the settlor.</p> <p>2. The trust terminates at the death of the settlor.</p> <p>3. The trust assets are distributed to the settlor's estate.</p>	<p>1. The trust is created for the life of the settlor.</p> <p>2. The trust terminates at the death of the settlor.</p> <p>3. The trust assets are distributed to the settlor's estate.</p>

SIGNED BY: \_\_\_\_\_

SIGNED: (Type or Print) \_\_\_\_\_  
(Name)

---

(Address, Street & Number)

---

(City, State, Zip)

(Telephone)

**IMPORTANT:**      **Complete this Bid Form in duplicate and mail the original with good faith bid deposit and lending approval to the address shown herein; keep the duplicate as your record.**